Karen Johnson Davidson County
Batch# 645077 DEEDWARR
05/27/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20210527-0071671

WARRANTY DEED

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of May 2021.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zanira Dudley	New Owner	136030A04200CO
(NAME)	(NAME)	
4000 Anderson Road, Unit # 42		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **John Sebastian Kennedy and Mini Antony Kuruppassery, with rights of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Zanira Alnisa Dudley, a single woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment being Townhouse No. 42, Building No. 6 in a Horizontal Property Regime as shown on the condominium site plan of Phase I, Condominium Townhouses, Priest Lake Park of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John Sebastian Kennedy and Mini Antony Kuruppassery, with rights of survivorship by Warranty Deed from Bent Creek Properties, LLC, a Tennessee limited liability company, dated 09/11/2020 and recorded 09/15/2020, of record in Instrument 202009150105343, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4000 Anderson Road, Unit # 42, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 25 day of MAY 2021.

John Sebastian Kennedy

Mini Antony Kuruppassery

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Sebastian Kennedy and Mini Antony Kuruppassery, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of May, 2021.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

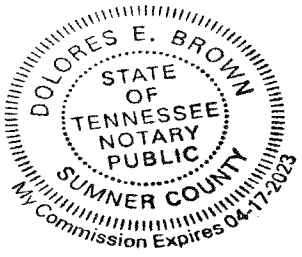
True Copy Certification

I, **Michelle Mitchell** do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4/17/2023

SEAL